

City of Newport  
2020 Comprehensive Plan Update



## Steering Committee Meeting #2

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April 2, 2020

**Planning Team:**

City of Newport, KY

CT Consultants

Human Nature

# Tonight's Agenda

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**6:00 pm**      Welcome, Overview of Online Meeting

**6:10 pm**      Meeting #1 Recap

**6:15 pm**      “First Cut” Vision and Updated Goals

**6:30 pm**      Focus on Park Planning

**6:45 pm**      Public Engagement

**6:55 pm**      Next Steps

# Online Meeting Protocol

- After the roll call, all participants will be placed on mute.
- If you have technical difficulties, email **Larisa Sims** at [lsims@newportky.gov](mailto:lsims@newportky.gov) or contact **Frank Twehues** at (859) 466-8387 or [FTwehues@ctconsultants.com](mailto:FTwehues@ctconsultants.com)
- To ask questions, please use the **chat function** located on the top menu bar.
- If open discussion takes place, **unmute** yourself to speak, and please **identify yourself** before you make comments.
- If you are on the phone, please do not put your call “on hold”. You should use the speaker mute and unmute function.
- The meeting will be **recorded** and distributed for further input.

# Schedule

	Work Step	Schedule
Phase 1	<b>Discovery: where we are compared to where we want to be</b>	
	Analyze regional trends, City profile, map existing conditions & assets Conduct stakeholder interviews Summarize issues and assets <b>Steering Committee meeting #1</b>	Jan - March 2020
	Review 2015 Plan Audit - goals, objectives, strategies Identify alternative development scenarios/ potential outcomes <b>Steering Committee meeting #2</b> <b>Conduct 1<sup>st</sup> online survey</b> <b>Public workshop</b>	April – May 2020
Phase 2	<b>Visioning: confirm goals &amp; identifying options</b>	
	<b>Conduct 2<sup>nd</sup> online survey</b> <b>Gather feedback at Taste of Newport and Italian Fest</b> Refine goals Identify objectives and range of development options <b>Steering Committee meeting #3 – Confirm goals and options</b> Conduct focus group sessions <b>Steering Committee meeting #4 – Confirm strategies &amp; initiatives</b>	June - Aug 2020
Phase 3	<b>Explore: formalize strategies &amp; action steps</b>	
	Finalize policies and strategies, Identify potential action steps Agree on priorities <b>Steering Committee meetings (#5, #6 and #7)</b> <b>Public workshop</b>	Sept - Nov 2020
Phase 4	<b>Finalizing the plan update document</b>	
	<b>Steering Committee - finalize plan update document (meeting #8)</b> Submit final plan update to City	Dec 2020 - Jan 2021



**Steering Committee Meeting**  
**Public Engagement**

# | Meeting #1 Recap

# Discovery: Key Topics



Local Economy



Housing & Neighborhoods



Connectivity



Community spaces/Parks & Recreation



Community Identify



Healthy Community  
(safe/equitable)



Natural Environment



Responsive Government

# Updated List of Topics

## Local Economy

- Economic development strategy to increase tax base/revenue
- Future of shopping center
- Limited land available for development (hillsides as obstacle)
- Potential of neighborhood retail vs future of retail?
- Lack of jobs
- Workforce development

## Housing and Neighborhoods

- Westside preservation/redevelopment
- Potential loss of income diversity
- Limited land available for development (hillsides as obstacle)
- Vacant lots (opportunities)
- Renters vs owners
- Property maintenance

## Connectivity: Transportation and Parking

- Focus on bringing people to Newport (not through)
- Efficient traffic flow through Business Districts
- Commuter Corridors & Traffic congestion & safety (471/Rt 8, Pavilion)
- Connectivity - walkability and bike-ability (to community assets)
- Parking – enough, too much, perception
- Address future changes in transportation: electric charging: driverless cars; sharing economy

## Gathering Spaces / Parks & Recreation

- Potential for central park/community/gathering space/living room
- Overall improvement to parks/connectivity/access/recreational opportunities (park system map)
- Future of riverfront – recreation, access, development

# Updated List of Topics

## Community Identity

- Distinct character areas – opportunities for transition zone
- Defined neighborhoods
- Community branding (gateways, streetscapes, districts)
- Lack of communication between neighborhoods
- Historic preservation

## Healthy Community (safe, equitable)

- Concentration of poverty and social services
- Safety perception
- Discrimination/ prejudice
- Neighborhood connections
- Lighting -neighborhood safety vs nuisance

## Community Services/ Infrastructure

- Education – difficulty attracting young facilities
- Child care
- Activities for youth
- Aging infrastructure

## Natural Environment

- Hillsides, slippages
- Health of rivers
- Flooding

## Responsive Government

- Collaboration between city & county
- Lack of marketing on City's behalf

# 2015 Newport Plan Audit – Goals (Homework)

**Goal 1: The Central Business District/Renaissance Area will be redeveloped and revitalized.**

**Goal 2: The City will encourage continued riverfront redevelopment.**

**Goal 3: Newport's existing neighborhood integrity and improved housing opportunities will be ensured through rehabilitation and new investments.**

**Goal 4: Circulation within the basin area will be improved.**

**Goal 5: The City will preserve its valuable natural and historical resources.**

**Goal 6: The City will encourage redevelopment and reinvestment of the commercial areas in South Newport while protecting the integrity of the surrounding residential neighborhoods.**

**Goal 7: The City will promote sensitive industrial development.**

**Goal 8: Enhanced aesthetics will be sought for all development in Newport.**

# 2015 Objectives with 9 or fewer “Yes”

Table 1. 2015 Goals and Objectives	Status	Still Valid?			Comments
		No	?	Yes	
Goal 1: The Central Business District/Renaissance Area will be redeveloped and revitalized.					
Objective 1.7: Require appropriate urban design principles for infill development.	Some-what	0	1	7	<ul style="list-style-type: none"> <li>• Provide update on what has been done/what is planned. More detail would be great to see.</li> <li>• This should always be a goal as the historic building stock is a huge asset.</li> <li>• Need stricter guidelines and enforcement. Just look at our neighboring cities. Much better infill development going on.</li> <li>• Many infill developments Aqua, Aloft, etc do not engage pedestrians well. Need design review earlier in process, before zoning/variances.</li> <li>• Current zoning needs to be evaluated.</li> </ul>
Objective 1.9: Establish a parking facility/intermodal facility.		3	1	6	<ul style="list-style-type: none"> <li>• We have a number of scattered surface lots throughout the CBD, but would there be a need? or is it worth considering the possibility of a multi-level parking garage further up Monmouth St. Cost, maintenance and management is a consideration with this.</li> <li>• Increase parking options.</li> <li>• Consider Parking garage that could charge and the money go back to the city to pay for the building and up keep.</li> <li>• Can we leverage NOTL parking garage and include shuttle service instead of building more garages?</li> <li>• No more parking lots! We have enough parking (Levee and surface lots alone). Need to focus on alternate modes of transportation.</li> <li>• How can we better utilize existing?</li> <li>• Where? Benefit?</li> </ul>
Objective 1.10: Pursue businesses as identified in the 2004 Renaissance District Marketing Study.		3	4	3	<ul style="list-style-type: none"> <li>• Need to update that study, as it is 16 years old (3) and businesses have changed significantly. Can we see this study recommendations?</li> <li>• Need more small businesses/artisans</li> <li>• The business mix is currently overly focused on retail, restaurants and bars.</li> <li>• Promote retail/food/bars/entertainment</li> </ul>

# 2015 Objectives with 9 or fewer “Yes”

Table 1. 2015 Goals and Objectives	Status	Still Valid?			Comments
		No	?	Yes	
Goal 3: Newport’s existing neighborhood integrity & improved housing opportunities will be ensured through rehabilitation & new investments.					
Objective 3.2: Promote development of multi-family housing in City Center Area where appropriate and through encouraged participation of the surrounding neighborhoods.		1	2	9	<ul style="list-style-type: none"> <li>Promote multi-family housing.</li> <li>Would rather see home ownership than multi family as often as possible</li> <li>Need to re-think. There are too many apartments in this area now. Is there a need with the new apartment developments?</li> <li>Reduce the minimum lot size on Eastside to match Westside. It doesn’t make sense these aren’t the same.</li> </ul>
Goal 4: Circulation within the basin area will be improved.					
Objective 4.4: Develop east/west traffic arterials.		2	1	9	<ul style="list-style-type: none"> <li>Work with Campbell county detention center to open up 6th street between Columbia and Central Street.</li> <li>Can be achieved, but need to be sensitive to the existing neighborhoods.</li> <li>We don’t need to be a pass through city. Encourage the people to stop here!</li> <li>Need an east/west along railroad at 12th St.</li> <li>Relevant to pedestrian traffic, not cars.</li> <li>Valid only if beneficial</li> </ul>
Goal 5: The City will preserve its valuable natural and historical resources.					
Objective 5.3: Discourage any development of land with slopes greater than 15 percent or areas prone to erosion or flooding.		0	3	9	<ul style="list-style-type: none"> <li>Value in further reviewing this item.</li> <li>Reduce to not more than 12 percent - you can’t build a road over 12 percent, so why would we attempt to develop land.</li> <li>The city continues to permit development on erosion and landslide prone hills with minimal mitigation. For example, the new development on 11th street was cleared last fall, has had no construction activity since November 2019, has slopes greater than 15% and lacks adequate erosion controls and other forms of stabilization.</li> <li>Engineers need to challenged on this. Nothing is impossible.</li> <li>Not just discourage, prohibit</li> <li>Only if feasible/cost effective</li> </ul>

# 2015 Objectives with 9 or fewer “Yes”

Table 1. 2015 Goals and Objectives	Status	Still Valid?			Comments
		No	?	Yes	
Goal 6: The City will encourage redevelopment and reinvestment of the commercial areas in South Newport while protecting the integrity of the surrounding residential neighborhoods.					Southside business district all St. Rt. 27 seems like they don't belong in an urban area.
Objective 6.1: Implement access management to ease traffic congestion.	In process	1	0	4	<ul style="list-style-type: none"> <li>Complete streets / multimodal</li> <li>Keep people flowing; Well past due.</li> <li>The updates to Carothers helped alleviate this issue. There are traffic congestion issues at the entrance to Newport Pavilion on 10th Street.</li> <li>Don't each congestion via higher speeds or capacity.</li> </ul>
Objective 6.3: Encourage high volume recognized anchor retail tenants.	ongoing effort	4	3	5	<ul style="list-style-type: none"> <li>Pavilion works...Plaza II. Need some new tenants in the shopping center.</li> <li>I don't think anchor stores want to come to Newport - we might need to rethink this and find something else to draw people to the area.</li> <li>There has been significant updates to the various shopping centers in the past few years and several new anchors have been added – Ross, Burlington, etc. The portion of the existing shopping center on US 27 should be redeveloped into a mixed use development. The surrounding developments have adequate retail tenants and this center has struggled for decades. If it were converted into mixed use with housing and office with some street level and street adjacent retail, it would better align with the current market</li> <li>We have enough big box stores in Newport.</li> <li>Only if our market can support; NOT Big Box; curious on sales at Ross &amp; Burlington. Newport Shopping Center needs something!</li> <li>Modify. I prefer having smaller locally run stores. Larger stores are nice when they are here, but leave a huge void in the economy when they decide to leave.</li> <li>This is happening in the shopping centers.</li> <li>This is a temporary fix. Big boxes eventually become ghost towns. Encourage redevelopment of the shopping center rather than reteneanting.</li> </ul>
Objective 6.4: Continue to implement streetscape improvements along Carothers and Monmouth Street corridors.	In process	0	0	5	<ul style="list-style-type: none"> <li>Both of these streets have had some improvements. 10th Street is a main thoroughfare into the city and badly needs streetscape improvements. I would focus on 10th street before doing additional improvements to Monmouth and Carothers. However, all 3 streets can continue to improve.</li> <li>Complete streets and green infrastructure pls</li> <li>We want to be attractive; Looking better every day.</li> </ul>

# 2015 Objectives with 9 or fewer “Yes”

Table 1. 2015 Goals and Objectives	Status	Still Valid?			Comments
		No	?	Yes	
Goal 8: Enhanced aesthetics will be sought for all development in Newport.					
Objective 8.1: Replace overhead utilities with underground lines, where possible.	In progress	0	0	8	<ul style="list-style-type: none"> <li>• Should be encouraged in all areas of the city</li> <li>• And make more room for trees</li> <li>• What a difference this makes</li> <li>• Minimally, this should occur on Carothers, 27/Monmouth, 3rd/4th, 6th and 10th – each of the major thoroughfares.</li> <li>• West Newport Streets, Where not in Alleys</li> <li>• Continue this goal. Unfortunately, the new KY-9 has overhead electric.</li> </ul>
Objective 8.3: Encourage a greenbelt corridor between Fourth and Fifth Streets, west of Monmouth Street to the Licking River.		1	2	9	<ul style="list-style-type: none"> <li>• Need Westside <u>Gateway</u> to Newport to complement Ovation site.</li> <li>• Doesn't seem like this corridor work would be a priority to the city(not sure why it's highlighted here) but always good to have more greenspace.</li> <li>• So much pavement!!!!</li> <li>• Need to wait on this and see what happens before we make plans.</li> <li>• How does ovation impact this?</li> <li>• YES!!!! But expand to Bellevue.</li> </ul>
Objective 8.4: Encourage a greenbelt streetscape corridor along 10 <sup>th</sup> Street between Park and Monmouth.		0	1	9	<ul style="list-style-type: none"> <li>• Not sure what is meant by greenbelt due to location limitations – but needs a Welcoming look since it is the Gateway to the Historic Business District.</li> <li>• Would also be nice but I feel like we have some more important things to take care of first</li> <li>• Continue to 471</li> <li>• Maybe appropriate infill would be better than a green belt, or a mixture. 10th Street is an eyesore.</li> <li>• Yes, but less so than above. Expand to route 9</li> </ul>
Objective 8.5: Improve Carothers Road streetscape from Newport Plaza to Monmouth.	In progress	0	0	5	<ul style="list-style-type: none"> <li>• We need to work on our gateway landscaping (especially in the new circles)</li> </ul>

# “First Cut” Vision and Updated Goals

# Visioning: goals & objectives

**Goals:** describe desired results/outcomes of the Comprehensive Plan's implementation.

**Objectives:** the specific purposes that advance action toward the goal.

- Identify the environment the community will be working towards;
- Provide a framework for the implementation of the Comprehensive Plan (e.g. developing action steps)

# **“First Cut” Goals**

**Good Government -  
Accessible and Open,  
Fiscally Responsible**

**Strong Vibrant  
Neighborhoods**

**Meaningful City-Wide  
Connections - Sense of  
Community**

**Economic Prosperity and  
Resilience**

**Well Connected Multi-Modal  
Transportation Network**

**Sustainable Environment**

**Healthy Community**

# “First Cut” Goals & Objectives

## Good Government

- Maintain ease of conducting business with City Government
- Maintain a culture of transparency
- Embrace innovations (technology) with a continual quest for improvement
- Project a positive image
- Practice responsible budget management through capital planning

## Strong Vibrant Neighborhoods

- Enhance quality of life
- Maintain and improve existing housing stock and provide all ranges of affordability in order to foster population growth
- Celebrate the unique identity of neighborhoods
- Ensure appropriate infill development (not replicating)
- Encourage successful “corner stores”
- Provide neighborhood parks
- Design appropriate traffic patterns to manage traffic in neighborhoods

## Meaningful City-Wide Connections

- Foster community activities and engagement
- Promote quality design and public art to enhance placemaking
- Increase communications and collaborations among neighborhoods and among business districts
- Provide a compatible balance of historic / modern building types
- Elevate arts, cultural and entertainment sectors to foster community pride

## Economic Prosperity and Resilience

- Maintain and strengthen attractive and vibrant business districts
- Encourage business growth to maintain diverse businesses
- Promote workforce opportunities & support services
- Foster collaboration with others in the region
- Facilitate real estate development that maximizes public benefit
- Promote smart technology

## Well Connected Multi-Modal Transportation Network

- Improve and maintain infrastructure so residents of all ages can move easily throughout Newport
- Increase connectivity within the city and throughout the region
- Design complete streets that serve multiple functions and modes for all ages and abilities
- Embrace future technology
- Enhance parking management strategies

## Sustainable Environment

- Protect our Natural Resources including the Ohio and Licking Rivers, hillsides, and urban tree canopy
- Encourage smart consumption by promoting recycling and composting
- Reduce and manage stormwater runoff through innovative gray and green infrastructure solutions
- Encourage use of alternative/renewable energy on new and existing structures
- Ensure that new development is designed in way that respects and takes advantage of natural features, such as mature trees, hillsides, and scenic views
- Increase tree canopy

## Healthy Community

- Preserve and enhance quality of open space assets
- Enhance connectivity and access to well-maintained parks, open spaces and other gathering places (Riverfront Commons) for all users
- Continue to enhance the city’s parks and recreation facilities and programming for all users.
- Encourage budget allocation for capital and operation (including maintenance, staffing, programming, and fundraising for capital projects)
- Foster active lifestyles through well-developed bicycle, pedestrian facilities including trails (Licking River Greenway /Ohio River Trails; Jacob Spears and Greenway/Water Trail)
- Ensure access to food from local sources

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**HOMework**  
Provide Comments by 4/16/20

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# | Park Planning

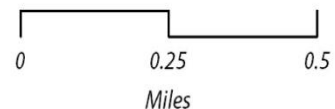


Source: Planning & Development Services  
of Kenton County; City of Newport. Kv

#### Legend

- City Boundary
- Rivers & Streams
- Greenspace Preservation/Enhancement Opportunities
- Existing Canopy

Greenspace opportunities include public parks, semi-private tree canopy, vacant lots, tree-lined streets.



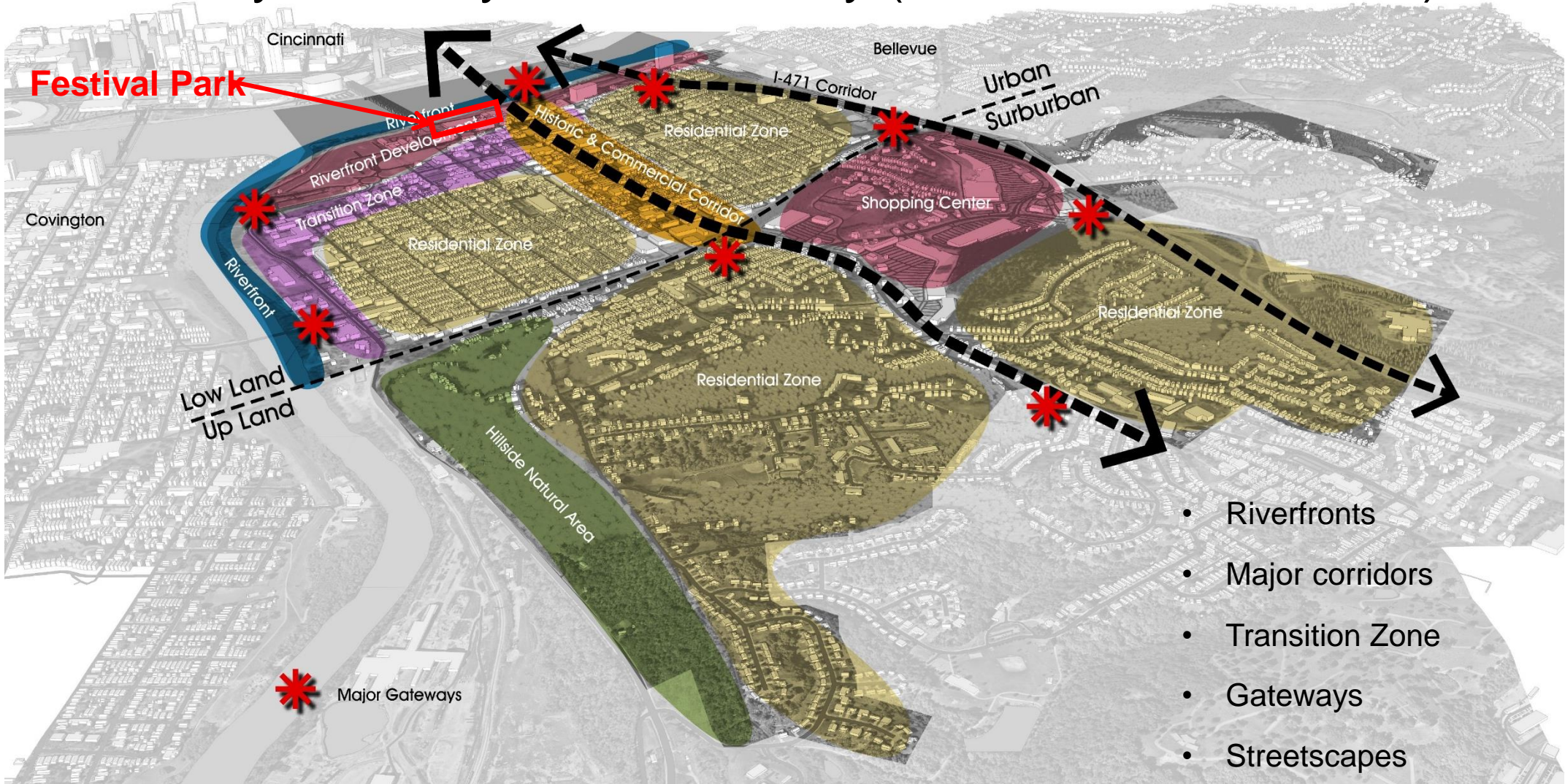
## Parks Network

What is/should be Festival Park's role in the larger Newport Park Network?

How should the activities and recreational offerings in Festival Park differ from or compliment other gathering/recreational areas in the City?

The entire riverfront needs to be planned / designed as a cohesive whole, with Festival park as a centerpiece. How might the bigger vision affect the design of Festival Park?

# Community Anatomy & Connectivity (Festival Park location)



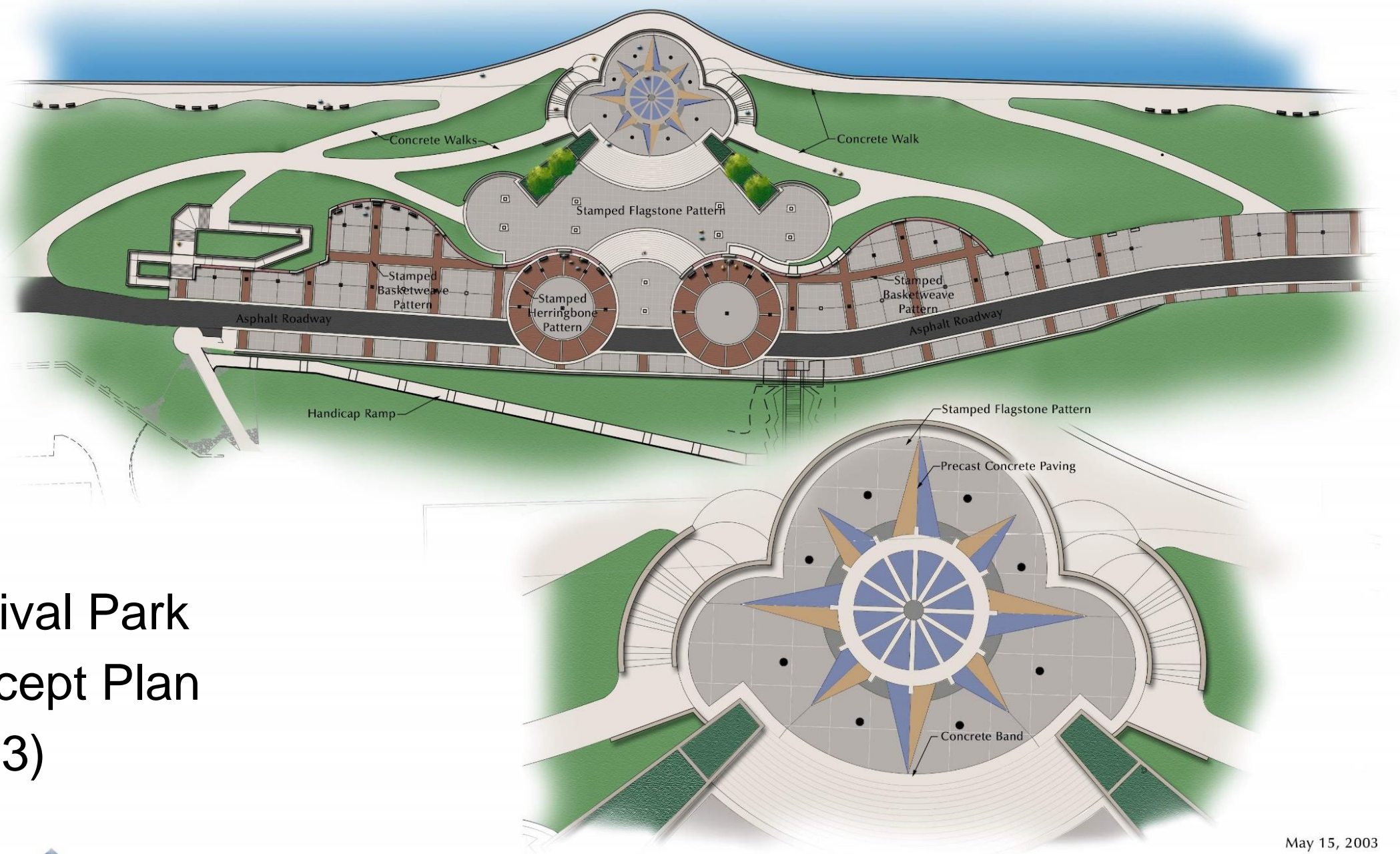
- Riverfronts
- Major corridors
- Transition Zone
- Gateways
- Streetscapes

# Festival Park Concept Plan (2003)



**Brandstetter Carroll Inc.**

Architects Engineers Planners  
Lexington Cincinnati Cleveland



May 15, 2003

**Riverfront Park**

City of Newport  
Newport, Kentucky

# Additional Comments?

1. What is/should be Festival Park's role in the larger Newport Park Network? How should the activities and recreational offerings in Festival Park differ from or complement other existing/recreational areas in the City?

**HOMEWORK**

Provide Comments by

**4/16/20**

2. How can we better integrate Festival Park with other areas in the City?

3. The entire riverfront needs to be planned/design as a cohesive whole, with Festival park as a centerpiece. How might the bigger vision affect the design of Festival Park?

# | Public Engagement

# Public engagement

- To ensure ownership of plan goals, policies and priority action steps

Steering Committee

Stakeholder Interviews

Public Forums

Focus Groups

Online Surveys

Social Media

# Public Engagement

## Options

- Online survey(s)
- Online mapping combined with online survey

## Key Considerations

- Spreading the word
- Encouraging participation

# Public Engagement

## Options

- Online survey
- Online map

## Key Considerations

- Spreading the word
- Encouraging participation

## HOMework

Review the **draft online survey** and provide comments by **4/9/20**

# | Next Steps

# Next Steps

- Homework:
  - Comments regarding draft Online Survey – by 4/9/20
  - Comments on “First Cut” Goals & Objectives – by 4/16/20
  - Comments on Festival Park - by 4/16/20
- Next Steering Committee Meeting – 4/30/20 @ 6:00PM
- Meeting #3 Agenda Topics
  - Refine Draft Goals & Objectives
  - Key Focus Areas